

# MANAGEMENT CERTIFICATE FOR STARWOOD

STATE OF TEXAS  
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Starwood.

1. The name of the subdivision is Starwood.
2. The name of the association is Starwood Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
The Village of Quail Run Phase 1, Village 1	Final Plat filed in Cabinet J, Page 190 on 4/11/96
Villas of Star Creek Phase 1, Village 2	Final Plat filed in Cabinet J, Page 196 on 4/12/96
Villas of Star Creek Phase 1, Village 2	Replat filed in Cabinet J, Page 850 on 8/4/97
Villas of Star Ridge Phase 1, Village 3	Final Plat filed in Cabinet J, Page 196 on 4/12/96
Village of Spanish Oaks Estates Phase 1, Village 4	Final Plat filed in Cabinet J, Page 192 on 4/11/96
Village of Spanish Oaks Phase 1, Village 5	Final Plat filed in Cabinet J, Page 194 on 4/11/96
The Village of Quail Run Phase 2, Village 6	Final Plat filed in Cabinet J, Page 849 on 8/4/97
Villages of Chamberlyne Place Phase 2, Village 7	Final Plat filed in Cabinet K, Page 482 on 7/29/98
The Village of Quail Run Phase 2, Village 8	Final Plat filed in Cabinet K, Page 655 on 10/7/98
Villages of Chamberlyne Place Estates Phase 2, Village 9	Final Plat filed in Cabinet K, Page 484 on 7/31/98
Villas of Star Trail Phase 2, Village 10	Replat filed in Cabinet N, Page 174 on 7/21/01
Villas of Star Ridge Phase 2, Village 10	Final Plat filed in Cabinet K, Page 803 on 12/22/98
Village of Stewarts Crossing Phase 2, Village 10	Final Plat filed in Cabinet L, Page 505 on 11/10/99
Starwood Phase 3, Village 11	Final Plat filed in Cabinet L, Page 505 on 11/10/99
The Lakes Phase III, Village 12	Final Plat filed in Cabinet M, Page 111 on 8/7/00

Village of the Lakes (Phase 2), Village 13 Phase 4	Final Plat filed in Cabinet N, Page 307 on 9/14/01
The Falls Phase 4, Village 15	Final Plat filed in Cabinet N, Page 11 on 5/10/01
Village of the Buttes Phase 4, Village 16	Final Plat filed in Cabinet N, Page 450 on 11/6/01
The Reserves Phase 4, Village 17	Final Plat filed in Cabinet N, Page 563 on 12/21/01
The Reserves Phase 4, Village 17	Final filed in Cabinet N, Page 563 on 12/21/01
The Reserves Phase 4, Village 17	Amended Plat filed in Cabinet N, Page 885 on 6/10/02
Village of the Oaks Phase 4, Village 18	Final Plat filed in Cabinet N, Page 816 on 5/3/02
Starwood Phase 4, Village 18	Final Plat filed in Cabinet N, Page 816 on 5/3/02
Starwood Phase 5, Village 14	Final Plat filed in Cabinet O, Page 579-580 on 5/29/03
Starwood Phase 6, Village 19 & 20	Final Plat filed in Cabinet P, Page 854 on 8/23/04

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Starwood, recorded as Document No. 96-0029504 of the Real Property Records of Collin County, Texas on 4/11/1996.

Supplemental Declaration for Starwood, Quail Run Phase 2, Village 6 recorded as Document No. 00-0004760 of the Real Property Records of Collin County, Texas on 1/14/2000.

Supplemental Declaration for Starwood, Chamberlyne Place, Village 7 recorded as Document No. 98-0082473 of the Real Property Records of Collin County, Texas on 7/31/1998.

Supplemental Declaration for Starwood, Quail Run Phase 3, Village 8 recorded as Document No. 98-0112168 of the Real Property Records of Collin County, Texas on 1/14/2000.

Supplemental Declaration for Starwood, Chamberlyne Place Village 9 recorded as Document No. 98-0082472 of the Real Property Records of Collin County, Texas on 7/31/1998.

Supplemental Declaration for Starwood, Villas of Star Trail, Village 10 in the Real Property Records of Collin County, Texas on 12/22/1998.

Supplemental Declaration for Starwood, Stewart's Crossing, Village 11 recorded as Document No. 99-0138449 of the Real Property Records of Collin County, Texas.

Supplemental Declaration for Starwood, The Lakes of Starwood, Phase I, Village 12 recorded as Document No. 072977 of the Real Property Records of Collin County, Texas.

Supplemental Declaration for Starwood, The Falls, Village 15 recorded as Document No. 2001-0054329 of the Real Property Records of Collin County, Texas on 5/10/2001.

Supplemental Declaration for Starwood, The Buttes, Village 16 recorded as Document No. 2001-0142499 of the Real Property Records of Collin County, Texas on 11/7/2001.

Supplemental Declaration for Starwood, The Oaks, Village 18 recorded as Document No. 2002-0064371 of the Real Property Records of Collin County, Texas on 5/3/2002.

First Amendment to the Declaration for Starwood, recorded as Document No. 2002-0129476 of the Real Property Records of Collin County, Texas on 9/10/2002.

Second Amendment to the Declaration for Starwood, recorded as Document No. 2004-0019311 of the Real Property Records of Collin County, Texas on 2/11/2004.

Supplemental Declaration for Starwood, The Reserve, Village 17 recorded as Document No. 2005-0019290 of the Real Property Records of Collin County, Texas on 2/15/2005.

Third Amendment to the Declaration for Starwood, recorded as Document No. 2005-0057745 of the Real Property Records of Collin County, Texas on 5/3/2005.

Fourth Amendment to the Declaration for Starwood, recorded as Document No. 2007-0723001012890 of the Real Property Records of Collin County, Texas on 7/23/2007.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Starwood, Withdrawal of Property, recorded as Document No. 2009-0611000723870 of the Real Property Records of Collin County, Texas on 6/11/2009.

Amendment to the First Supplement to the Notice of the Filing of the Declaratory Instruments for Starwood, recorded as Document No. 2007-102213 of the Real Property Records of Collin County, Texas on 7/23/2007.

Second Supplement to the Notice of the Filing of the Declaratory Instruments for Starwood, Modification Guidelines, recorded as Document No. 2003-0185099 of the Real Property Records of Collin County, Texas on 9/5/2009.

First Amendment to the Second Supplement to the Notice of the Filing of the Declaratory Instruments for Starwood, Basketball Goals, recorded as Document No. 2004-0086290 of the Real Property Records of Collin County, Texas on 6/14/2004.

Second Amendment to the Second Supplement to the Notice of the Filing of the Declaratory Instruments for Starwood, Playground and Recreational Equipment, recorded as Document No. 2006-0315000341980 of the Real Property Records of Collin County, Texas on 3/15/2006.

Third Supplement to the Notice of the Filing of the Declaratory Instruments for Starwood, Rules and Regulations Common Areas and Signs, recorded as Document No. 2007-0820001155250 of the Real Property Records of Collin County, Texas on 8/20/2007.

Fourth Supplement to the Notice of the Filing of the Declaratory Instruments for Starwood, Villages 12-18 Design Guidelines, recorded as Document No. 590804377 of the Real Property Records of Collin County, Texas on 4/6/2005.

Fifth Supplement to the Notice of the Filing of the Declaratory Instruments for Starwood, Trampoline Guidelines, recorded as Document No. 2005-0150383 of the Real Property Records of Collin County, Texas on 10/25/2005.

Sixth Supplement to the Notice of Filing Declaration Instruments for Starwood, recorded as Document No. 2011-1216001351490 of the Real Property Records of Collin County, Texas on 12/16/2011.

First Amendment to the Notice of the Filing of the Declaratory Instruments for Starwood, Design Guidelines Stewarts Crossing, Village 11, recorded as Document No. 0590503509 of the Real Property Records of Collin County, Texas on 1/19/2005.

Second Amendment to the Notice of the Filing of the Declaratory Instruments for Starwood, Design Guidelines, Village 3, 4, 5, 7, 8, recorded as Document No. 20060315000341990 of the Real Property Records of Collin County, Texas on 3/15/2006.

Third Amendment to the Notice of the Filing of the Declaratory Instruments for Starwood, recorded as Document No. 02260000224260 of the Real Property Records of Collin County, Texas on 2/26/2008.

5. Starwood Homeowner's Association, in c/o RTI/Community Management Association, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://www.cmamanagement.com).

7. Fees charged in connection with a property transfer in the subdivision are:
- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
  - Working Capital- 2 months of assessments = \$566.67
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of December, 2024.

STARWOOD HOMEOWNERS ASSOCIATION, INC.

By: CMA, Manager

By: Karyn Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

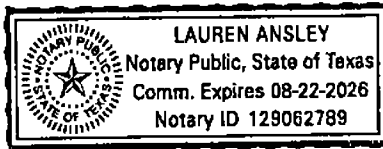
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024 by Karyn Bradley of CMA, managing agent for is Starwood Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000161419

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 02:02 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024000161419  
Receipt Number: 20241230000427  
Recorded Date/Time: December 30, 2024 02:02 PM  
User: Michelle W  
Station: Workstation cck025

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX